

Andover Town Yard: Zoning for Smart Growth



Community Conversation #3

Presented by:
The Cecil Group

December 9, 2009



Agenda

- Visual Preference Survey Results
 - Top ranked images
 - Plans by Participants
- Outline of Zoning
 - Bylaw
 - Design Standards
- Dimensional Standards
 - Heights
 - Density
 - Parking
- Discussion



- Properties Under Consideration



Previous Visual Preference Survey Results

- Buildings and Architecture
- Streetscape
- Landscape and Open Space

Very desirable

1

Good

2

OK

3

Not OK

4

Objectionable

5

Visual Preference Survey Results: Buildings



B18

Average: 2.41
Median: 2

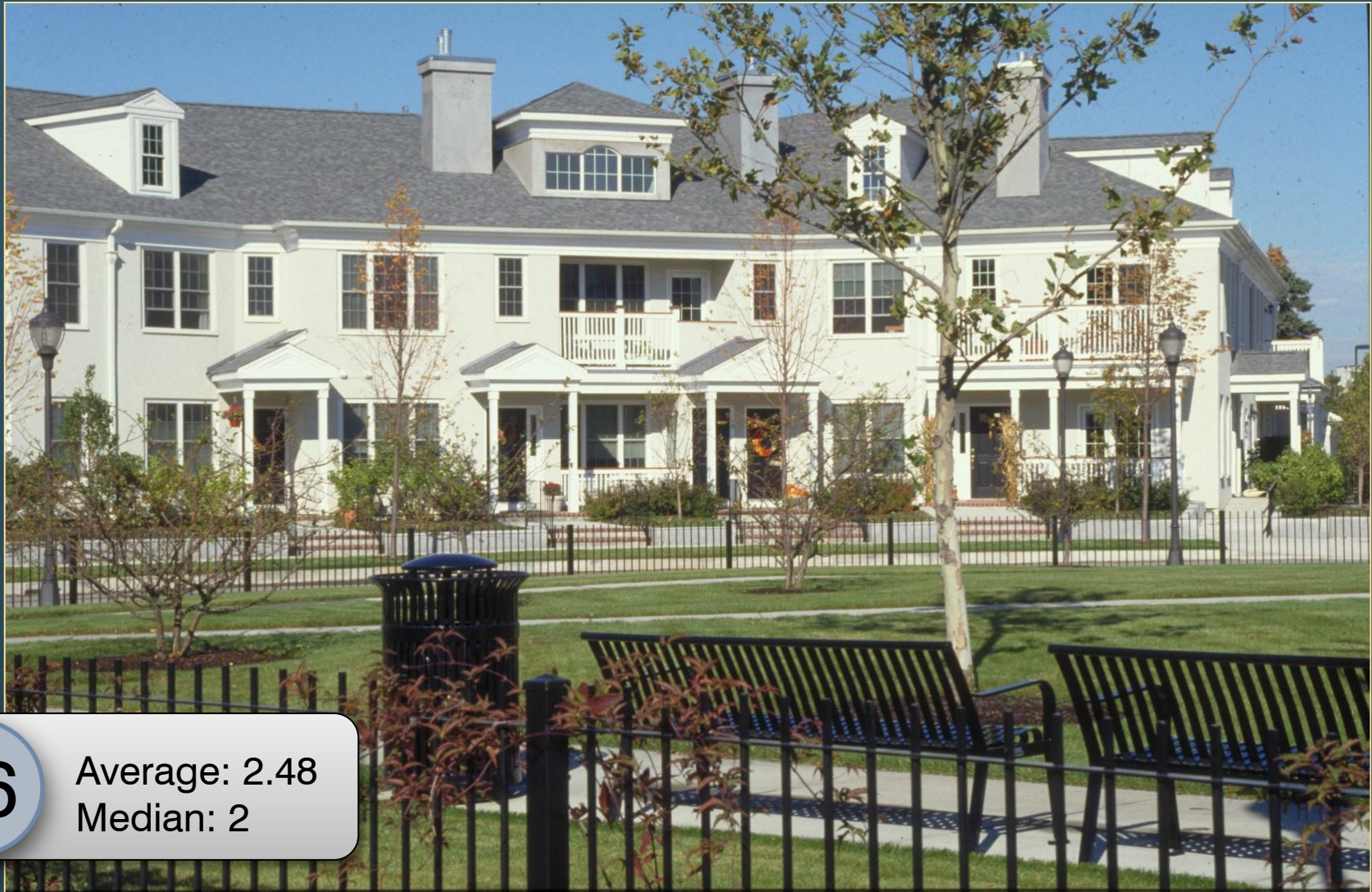
Visual Preference Survey Results: Buildings



B11

Average: 2.43
Median: 2

Visual Preference Survey Results: Buildings



B6

Average: 2.48

Median: 2

Visual Preference Survey Results: Streetscape

S2

Average: 1.97
Median: 2



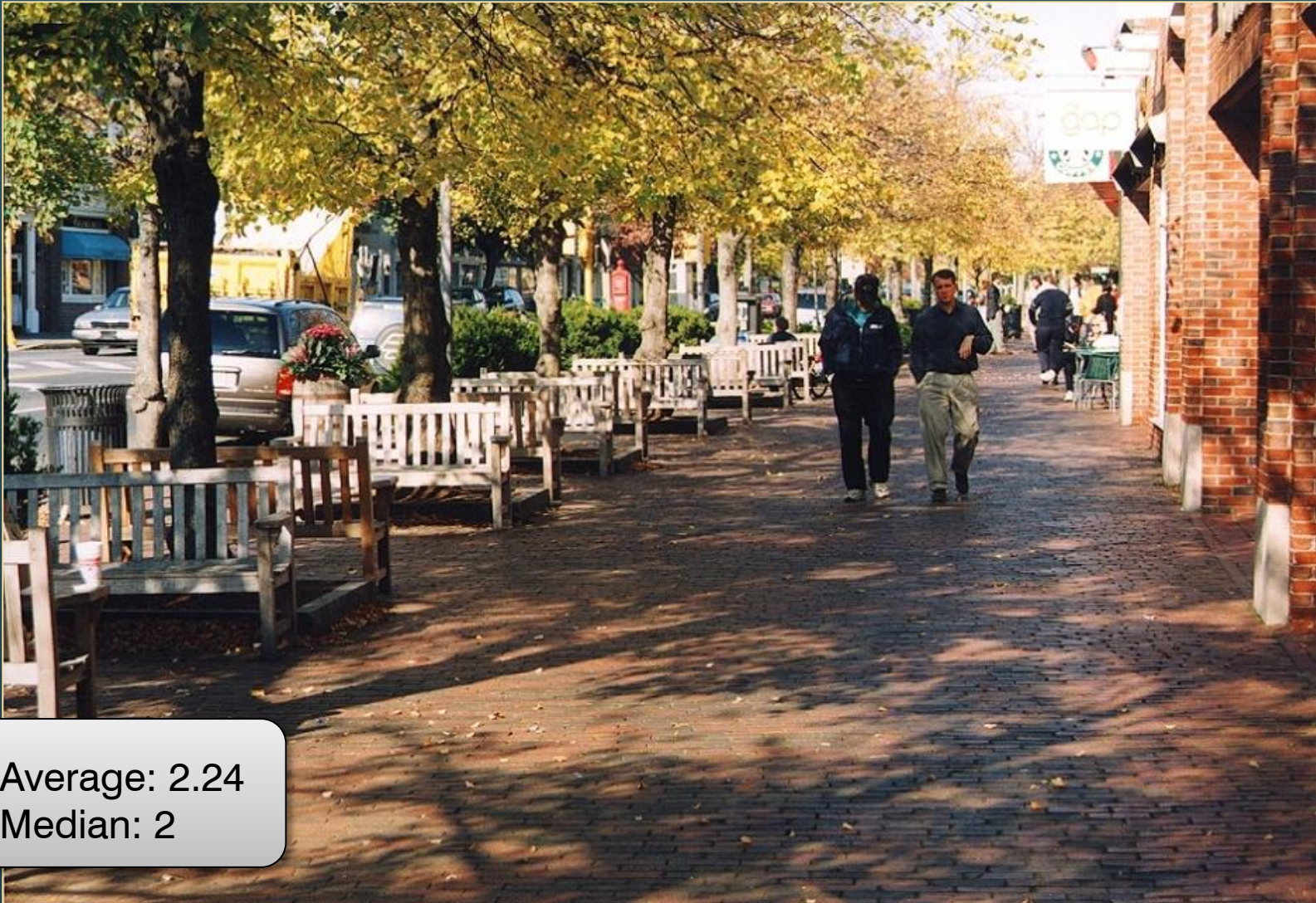
Visual Preference Survey Results: Streetscape



S6

Average: 2.17
Median: 2

Visual Preference Survey Results: Streetscape



S5

Average: 2.24
Median: 2

Visual Preference Survey Results: Streetscape



L7

Average: 2.28

Median: 2

Visual Preference Survey Results: Streetscape



L5

Average: 2.28
Median: 2

Visual Preference Survey Results: Streetscape



L6

Average: 2.52
Median: 2



Planning Charrette Results: Group 1

GROUP 1 NOTES

- Open space available for development
- Youth Center

PROJECT AREA

TOWN OF ANDOVER: SMART GROWTH OVERLAY DISTRICT STUDY



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Planning Charrette Results: Group 2

GROUP 2 NOTES

- Move train station

PROJECT AREA

TOWN OF ANDOVER: SMART GROWTH OVERLAY DISTRICT STUDY

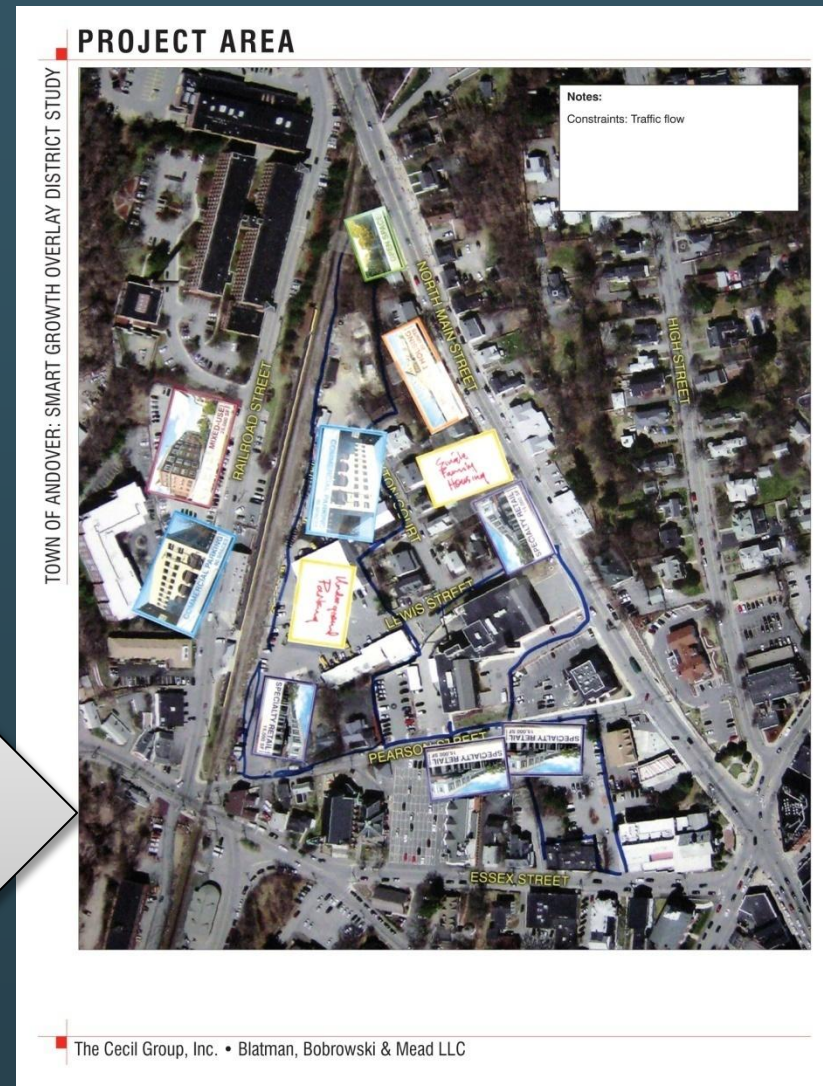


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Planning Charrette Results: Group 3

GROUP 3 NOTES

- Constraints: Traffic flow



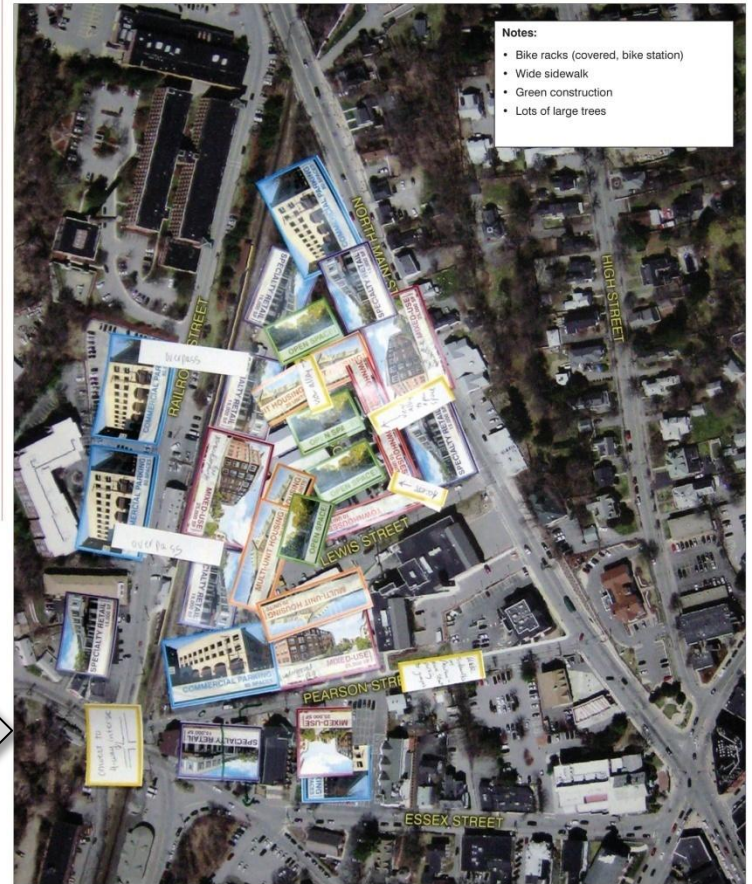
Planning Charrette Results: Group 4

GROUP 4 NOTES

- Bike racks (covered, bike station)
- Wide sidewalks
- Green construction
- Lots of large trees

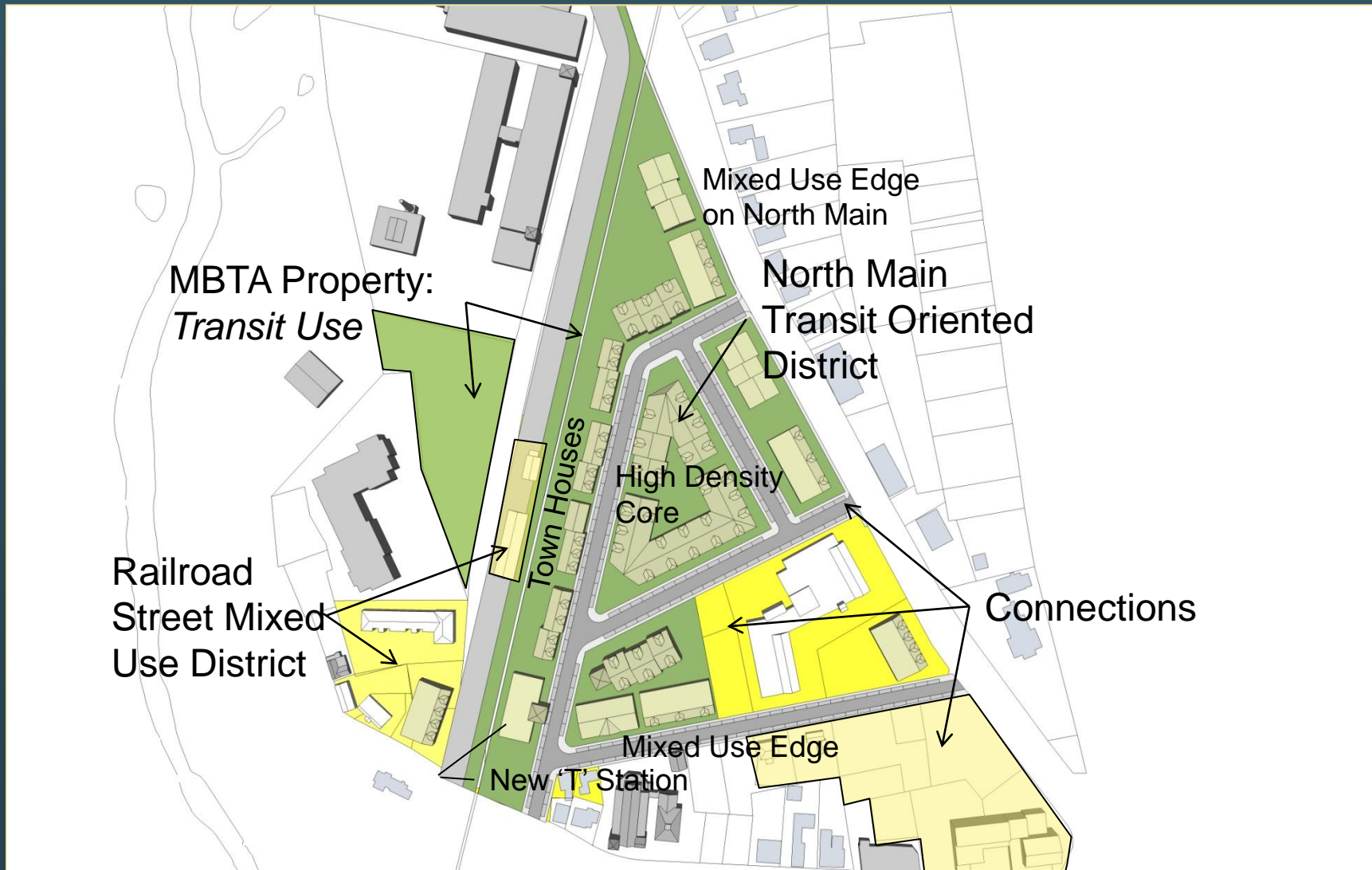
PROJECT AREA

TOWN OF ANDOVER: SMART GROWTH OVERLAY DISTRICT STUDY

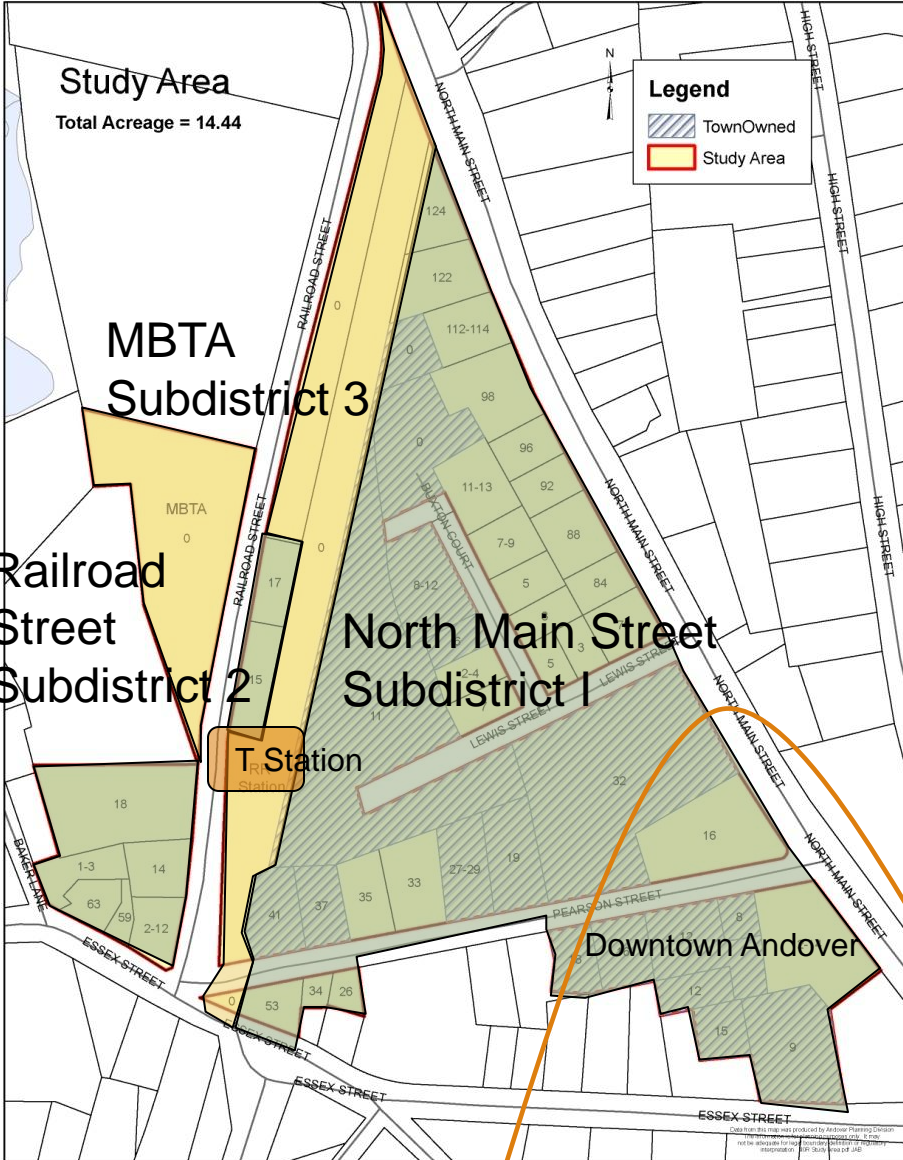


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Development Concepts



- 



SGOD Zoning Bylaw

- Purpose
- Definitions
- Overlay District over existing bylaw
- Housing and Affordability
- Permitted and Prohibited Uses
- Density
- Dimensional Regulations
- Traffic and Pedestrian Safety
- Off-Street Parking and Loading
- Performance Standards



SGOD Zoning Bylaw

- Application for Plan Approval
- Procedures
- Design Standards
- Decision
- Change in Plans after Approval
- Enforcement and Appeal
- Severability



SGOD Design Standards

- Architectural Elements
- Site Improvements
- Parking and Entrances
- Signs
- Connections



SGOD Design Standards

- Architectural Elements
 - Massing, building shell and architectural features
 - Exterior finish materials
 - Lighting
 - Historic structures (preservation or moving structures)



SGOD Design Standards

■ Site Improvements

- Grades
- Landscape design
- Plantings and irrigation
- Site lighting
- Pedestrian and bicycle amenities
- Streets and streetscapes
- Road surfacing and curbing
- Screening
- Underground utilities
- Drainage
- Erosion and sediment controls



SGOD Design Standards

■ Parking and Entrances

- Surface parking
- Structured parking
- Entrances



SGOD Design Standards

■ Signs

- Size
- Lighting
- Materials
- Prohibited
- Projecting
- Building
- Pathway and walkways
- Other



Allowing Design Alternatives

TENANT STOREFRONT SUBMITTAL

Location/Size
of Signage



TENANT xxx

SCALE: 1/4" = 1'-0"

FAÇADE GUIDELINES

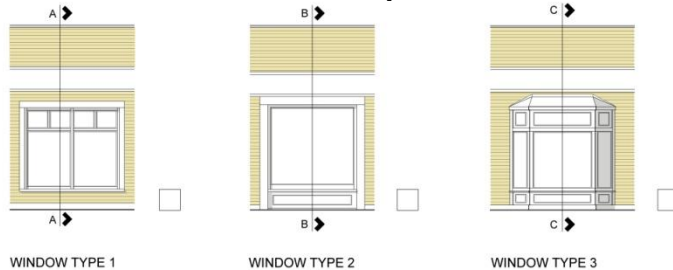
- Wall materials not permitted:
- EIFS
 - Stucco
 - Metal Panels
 - Concrete Panels
 - Vinyl Siding

All synthetic materials must be identified in palette
(all natural materials permitted)

Above grade foundations are not considered facade walls and may employ concrete, provided that the height of any such concrete above-grade foundations shall not exceed 12 inches where they face a street or way or 30 inches on the sides of a building not facing a street.

Façade Standards

Window Options



Door Options



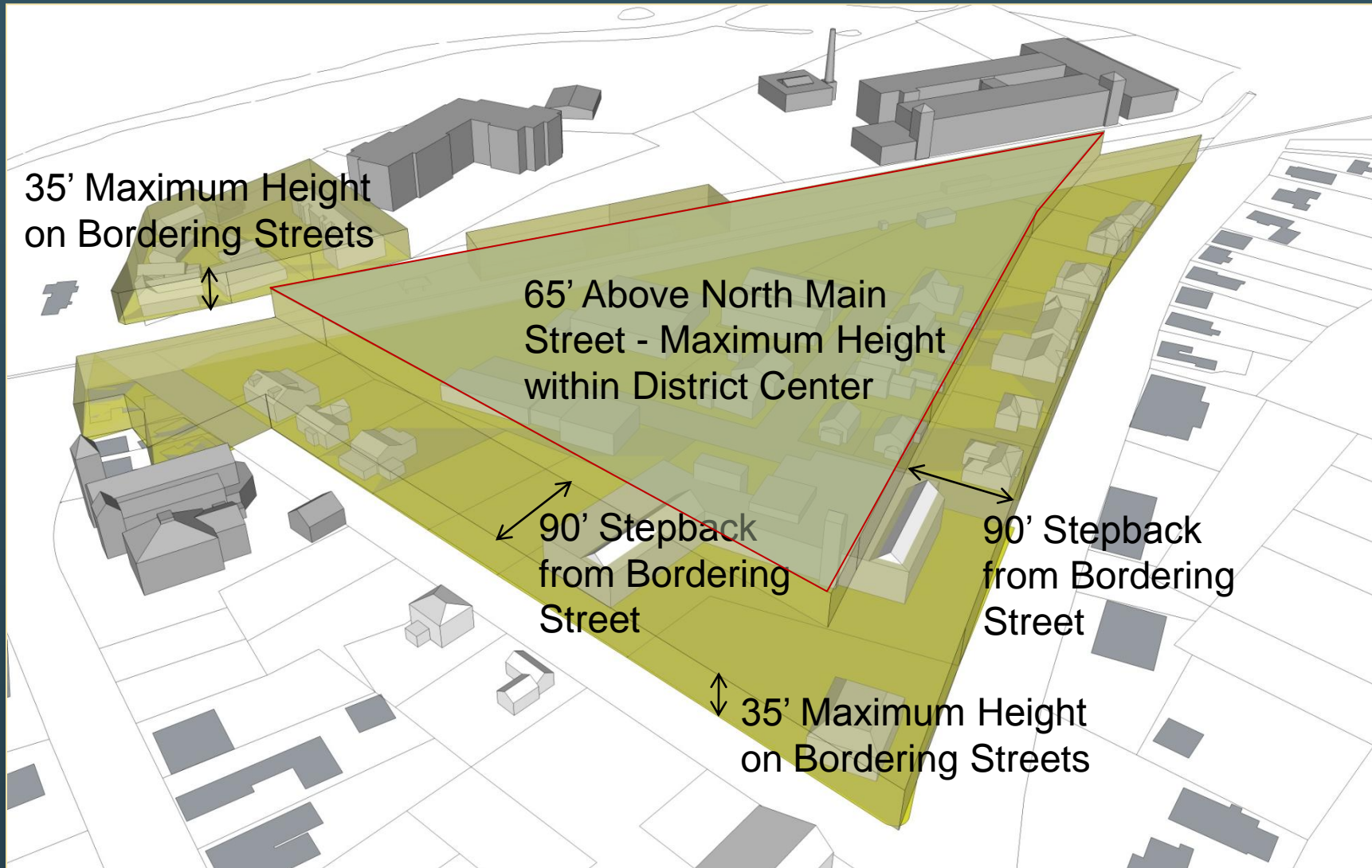
SGOD Design Standards

■ Required Connections

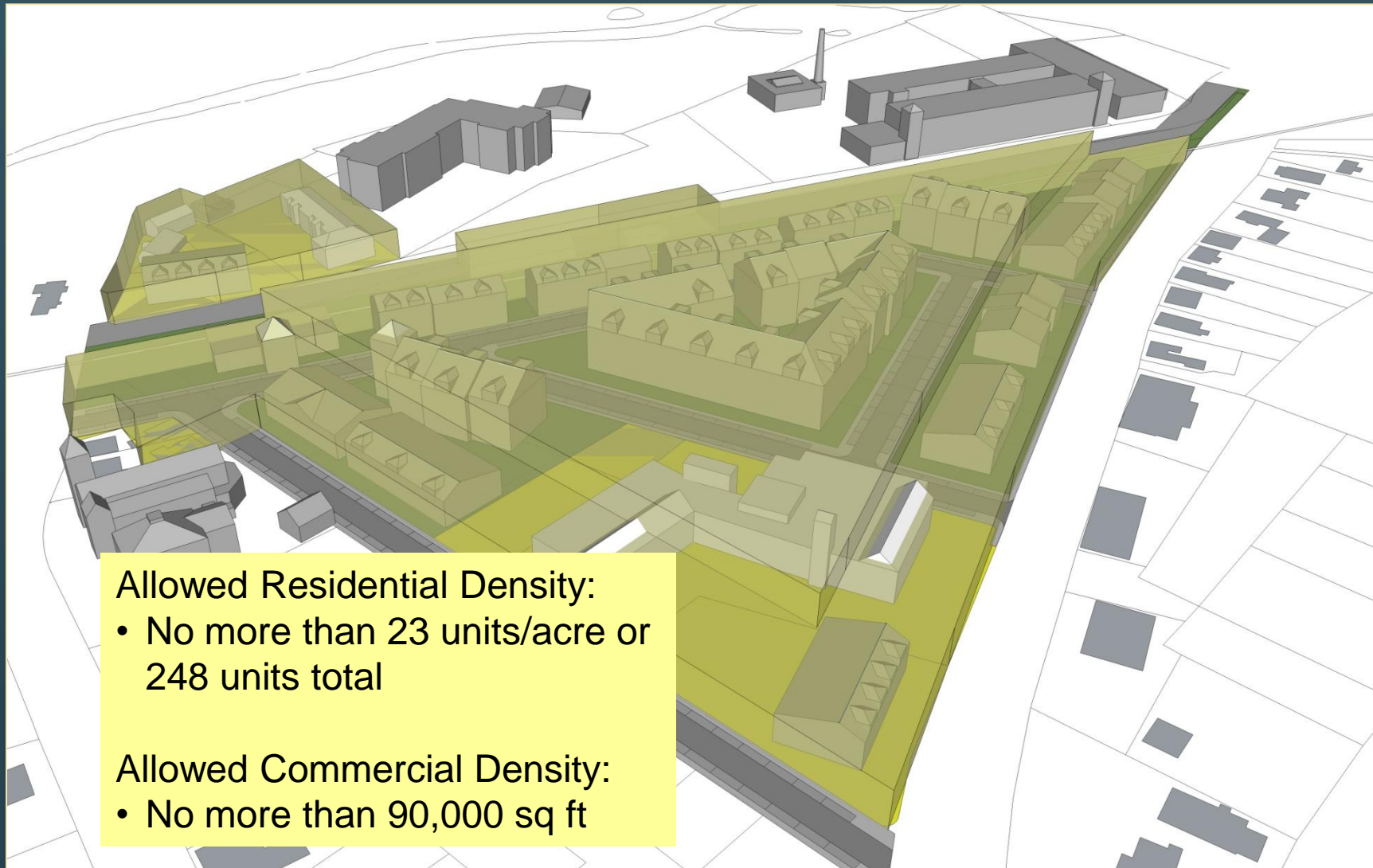
- Main Street
- Downtown
- Train Station
- Adjacent Streets and Properties



Zoning Standards: Dimensions



Zoning Standards:



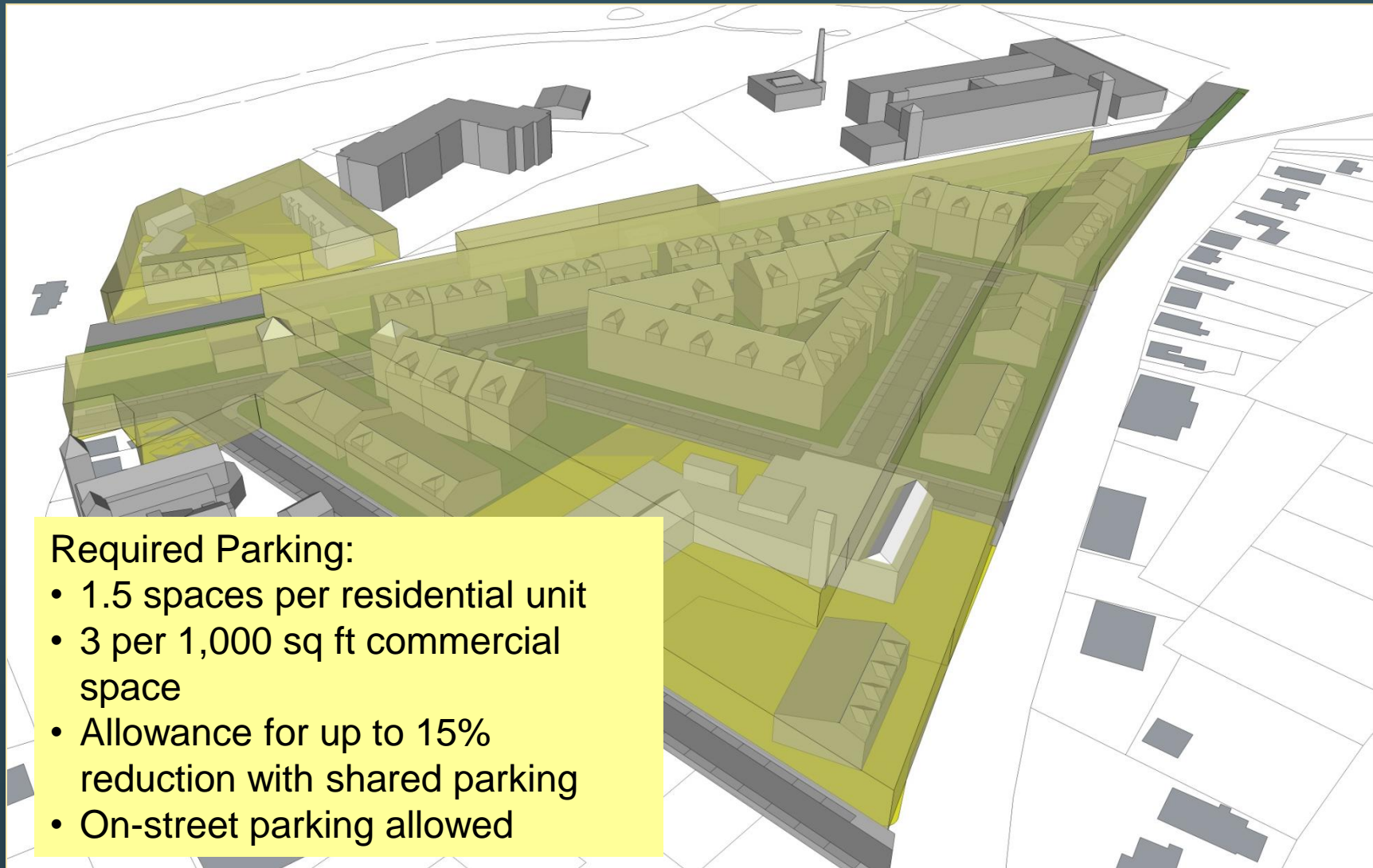
Allowed Residential Density:

- No more than 23 units/acre or 248 units total

Allowed Commercial Density:

- No more than 90,000 sq ft

Zoning Standards: Required Parking



Required Parking:

- 1.5 spaces per residential unit
- 3 per 1,000 sq ft commercial space
- Allowance for up to 15% reduction with shared parking
- On-street parking allowed

Discussion



*Hamel Mill Lofts, Haverhill
source: Boston Globe*



Future Steps

- Selectmen Hold Hearing and Forward Application to State [Dept. of Housing and Community Development] – *must be submitted by December to allow time before Town Meeting*
- Up to 60 Day Review Period for State Approval
- Planning Board Holds Hearings on Bylaw
- Town Meeting Votes on Bylaw
- Developer Selection and Disposition Process
- Plan Approval by Planning Board
- Infrastructure Improvements
- Construction



■ Sources:

- *Thorndike Development – thorndikedevelopment.com*
- *The Cecil Group – cecilgroup.com*
- *Arrowstreet Architects – arrowstreet.com*
- *Bike Station – bikestation.org*
- *Boston Globe – bostonglobe.com*